

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	2025/65/93203/W
Site Address:	24, Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU
Description:	Listed Building Consent for removal of internal dividing wall and replacement of existing kitchen to form open plan kitchen diner with associated alterations
Recommending Officer:	Molly Storer

DECISION – CONSENT GRANTED

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 03-Feb-2026

Officer Report

Site Description

24 Finthorpe Lane is a Grade II listed, mid-19th century two-storey dwelling attached to the substantial Thorpe House and originally built as ancillary accommodation associated with this building and now a separate dwelling. Both buildings historically formed part of a small semi-rural settlement to the north-east of Almondbury. Extensive alterations have been carried out, with the construction of a porch and garage, along with internal alterations and modern finishes.

Description Proposal

The application seeks Listed Building Consent for the removal of internal dividing wall and replacement of existing kitchen to form open plan kitchen diner with associated alterations.

The proposal involves the following:

1. Removal of non-supporting wall of breeze block construction to enlarge the space to accommodate open plan kitchen diner.
2. Replacement and upgrading of existing kitchen installed in the 1970's for a new modern open plan kitchen with dining area. The kitchen will be remodelled around the current design so as to not alter any service locations or current ventilation points.
3. Reinstatement of the original entrance to the properties cellar via a stone staircase in the dining room. A trap door type mechanism is proposed in order to keep the kitchen/diner functional.

History of Negotiations / Amendments Received

None required.

Planning History

2023/90271 - Listed Building Consent for installation of ensuite to main bedroom and replacement of window with double glazed – Consent Granted.

Access Considerations

None

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The proposal is for internal alterations to the building. This work is not considered to have any impact on carbon emissions and therefore it is felt that climate emergency requirements are not relevant in this instance.

Consultation Responses

KC Conservation & Design – no objection.

Public Representations

The application was advertised by site notice and press notice. No representations have been received.

Final publicity expiry date: 5th January 2026.

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

LP 1 – Achieving Sustainable Development

LP 2 – Place Shaping

LP 24 – Design

LP 35 – Historic Environment

National Policies and Guidance

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

Assessment

The application is for the removal of an internal wall, kitchen upgrade and the reinstatement of the entrance to the cellar via trap door mechanism.

It is thought the Barn that has become 24 Finthorpe lane pre-dates Thorpe House which is understood to have been constructed Mid C19. The Barn was converted into a dwelling circa 1970 from an empty shell with all windows, doors, floors, internal walls and fittings being added.

The main features of the listings with regard to 24 Finthorpe are to the upper south facing window and stone wall and pillared entrance to the north of the property. The window being of wooden construction, single glazed with nine panels and the wall being constructed of cement and York stones with a rounded capstone.

The heritage statement sets out that the internal wall proposed for removal is of non-original stone construction, likely introduced after the building's original

construction. It a dividing breeze block wall that is non supporting between the current Kitchen and Dining area. Its form, materials, and detailing suggest it was added later, possibly in the 1970s for functional subdivision or ad hoc support.

It is considered that the removal of this wall and the reinstatement of the of the entrance to the cellar through the dining room will expose more of the original floorplan and allow for a better appreciation of the historic spatial layout. As there will be no external alterations with regard to the door and modern kitchen, the door within the property and the kitchen upgrade do not require permission.

KC Conservation and Design officer's were consulted during the course of this application and agreed that the wall was most likely a later addition to the property and appears to have been added after the original construction.

Taking into account the response from KC Conservation, it is considered that there would be a low impact to the significance of the listed building and the proposal would enhance the significance of the listed building by the removal of a non-original wall and the reinstatement of historic layout.

Conclusion

Paragraph 212 of the NPPF states that: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”* Paragraph 214 goes on to state that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

In conclusion, having regard to the fact the Conservation and Design Team have no objection and the proposal is to remove a non-original wall, reinstate an original entrance and to upgrade the kitchen, it is considered that the scheme would have a neutral impact to the Grade II Listed Building.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed works are minimal and justified, leading to alterations that maintain the character and appearance of the listed building.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered there will be no harm from the removal of the internal wall and is therefore recommended for approval.

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers

Application Number: 2025/93203

Officer Recommendation: Grant Consent

Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 & LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	TQRQM23032132204381	-	18/11/2025
Worktop Scheme	3626/1/6	-	18/11/2025
Plan View	3626/1/6	-	18/11/2025
Perspective Drawings	3626/1/6	-	18/11/2025
Elevation Wall 1	3626/1/6	-	18/11/2025
Elevation Wall 2	3626/1/6	-	18/11/2025
Elevation Wall 3	3626/1/6	-	18/11/2025

Elevation Wall 4	3626/1/6	-	18/11/2025
Elevation Wall 5	3626/1/6	-	18/11/2025
Elevation Wall 6	3626/1/6	-	18/11/2025
Elevation Wall 7	3626/1/6	-	18/11/2025
24 Finthope scale plan kitchen 25	0001 RevA	-	18/11/2025
Product Specification	-	-	18/11/2025
Heritage Statement	-	-	18/11/2025
Design and Access Statement	-	-	18/11/2025
Application form	-	-	18/11/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.